

## **LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

**P.A.S.#:** Wyndam Place Community Unit Plan  
Co Special Permit #198, Preliminary Plat 03000

**SCHEDULED PLANNING COMMISSION MEETING:**

**DATE:** January 08, 2003  
May 14, 2003

**Note:** This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

**PROPOSAL:** A Community Unit Plan and Preliminary Plat to create 16 lots.

**WAIVER REQUEST:** Waivers of subdivision requirements of street trees, street lighting, landscape screens, sidewalks, cul-de-sac length and block length.

**LAND AREA:** 272.84 acres, more or less.

**CONCLUSION:** This plat and the listed waivers generally conform with the Comprehensive Plan and adopted Regulations.

<b><u>RECOMMENDATION:</u></b>	County Special Permit #198 Conditional Approval Preliminary Plat # 03000 Conditional Approval
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**WAIVER REQUESTS**

- block length along the north, south, east and west	Approval
- sidewalk	Approval
- landscape screens	Approval
- street lights	Approval
- street trees	Approval
- cul-de-sac length	Approval

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** The Northwest Quarter and the remaining portion of the North Half of the Southwest Quarter and the remaining portion of Lot 1 I. T. , all located in Section 24, T10N, R8E of the 6th P.M., Lancaster County, Nebraska; metes and bounds description attached.

**LOCATION:** N.176<sup>th</sup> Street and Holdrege

**APPLICANT:** Bernie and Connie Heier  
2600 So. 120 Street  
Lincoln, NE 68516  
(402) 483-6070

**OWNER:** Bernie and Connie Heier  
Husband and Wife, as joint tenants

**CONTACT:** Brian D. Carstens and Associates  
601 Old Cheney Road, Suite C  
Lincoln, NE 68512  
(402) 434-2424

**EXISTING ZONING:** AG Agricultural.

**EXISTING LAND USE:** Agriculture with one barn.

**SURROUNDING LAND USE AND ZONING:**

North: Agriculture, scattered acreages and one acreage subdivision "Glenwood Acres", zoned AG

South: Agriculture and a native prairie, zoned AG

East: Agriculture and acreages, zoned AG

West Agriculture and two dwellings, zoned AG

**ASSOCIATED APPLICATIONS:** County Special Permit # 198 and Preliminary Plat #03000 are related.

**HISTORY:** Changed from AA Rural and Public Use to AG Agricultural in the 1979 zoning update. Glenwood Acres community unit plan to the north of this property was approved in 1987.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The 2025 Plan shows this as Agriculture. This is outside the Lincoln growth Tiers.

Currently, acreage development has occurred under two development scenarios: AG - Agricultural District (minimum of 20 acres per lot area) and AGR - Agricultural Residential District (minimum of 3 acres per lot area) with the possibility in both AG and AGR zoning districts of clustering units together in order to preserve more open space and agricultural areas and/or receive additional density bonuses under a community unit development. The complex issue of acreage development and other public objectives requires a large array of land use strategies (pg F 70)

Acknowledge the “Right to Farm” and preserve areas for agricultural productions throughout the county by designating specific areas in advance for rural residential so as to limit areas of potential conflict between farms and acreages (pg F 70)

Retain the current overall density of 32 dwellings per square mile (20 acre) for all agriculturally zoned land. Provide for an ability to divide two 3 acre lots per “40” acre parcel with conditions and administrative review and right of appeal. This would allow more flexibility for parcel size while retaining the overall density and assist in retaining farmable units of land. (F 70)

Provide more bonuses and a lower threshold size (not below nominal 40 acres) for the proven technique of “cluster” development using the Community Unit Plan. This technique has been successful in providing flexibility while preserving both farmland and environmental resources at the same time. (F71)

**UTILITIES:** There is no public sewer available. Individual wells and waste disposal are proposed. This is in the Lancaster County Rural Water District #1.

**TOPOGRAPHY:** This is generally the top of a hill on rolling land, draining to the northeast and south.

**TRAFFIC ANALYSIS:** 176<sup>th</sup> and Holdrege Streets are gravel county roads. “O” Street is a paved state highway, Hwy 34.

**PUBLIC SERVICE:** This is in the Eagle Rural Fire District, Waverly School District # 145 and Norris Public Power District.

**REGIONAL ISSUES:** Expansion of the acreage areas. Clustering to preserve farm land.

**ENVIRONMENTAL CONCERNS:** There are no identified Historic resources. The soil rating is 4.8 on a scale of 1-10 where 1-4 is prime soil. This is not prime soil. There are drainage ways through the site along the north and an existing dam in the northwest. There is no FEMA floodplain shown. The northeast area around the drainage way is wooded. The Mo Pac trail crosses the southeast corner of this parcel. A native prairie preserve is across “O” street to the south of this parcel.

**AESTHETIC CONSIDERATIONS:** n/a

**ALTERNATIVE USES:** Continued farming or up to 13 dwellings on 20 acre parcels.

**ANALYSIS:**

1. This request is for a Special Permit for a Community Unit Plan and a Preliminary Plat for 16 acreage residential lots. A gravel public street is proposed. A 20 % dwelling unit bonus is requested for preservation of farm land.

2. Individual water and sewage disposal are proposed. The lots are large enough for lagoons if percolation will not support a septic system. The water report indicates adequate quality and quantity of groundwater but treatment is recommended due to high total dissolved solids, hardness, sulfates, boron and manganese.
3. This request is in general conformance with the Comprehensive Plan.
4. The applicant is requesting waivers to street lighting, street trees, landscape screens, cul-de-sac length and sidewalks. These waivers are consistent with the agricultural nature of the subdivision and the provisions of the County regulations. The area is not to be annexed by the city at this time. The existing farm land, dam and proposed acreages provide storm water detention equivalent to the Lincoln standards.
5. The applicant is requesting a waiver of the block length along the north, south, east and west of the plat. The waivers are reasonable considering the nature and use of the land for farming, existing dam, wooded area and topography. A stub street is provided or future service to land to the south.
6. The density calculations for the project are as follows;

272.84 acres at 1 dwelling per 20 acres	=	13.64 dwellings
20% bonus requested X 1.20	=	16.37 dwellings permitted
Requested		16 units
7. There is one potential conflicting farm use noted on the field survey, a small farm cattle operation on the northeast corner of 176<sup>th</sup> and Holdrege. No other conflicting farm uses, such as feedlots, were noted in the immediate area.
8. The County Engineer's letter of April 25, 2003 notes several issues, see attached.
9. The Health Department notes issues, see attached letters;
10. The applicant is requesting a 20% bonus for farmland protection.
11. Norris Public Power requested easements.
12. Street connections to Holdrege have been modified to reflect the County Engineer and neighbors concerns. A connection to N. 176<sup>th</sup> is provided to address concerns of the Planning Department.

CONDITIONS FOR SPECIAL PERMIT #198:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the County Board's agenda: (NOTE: These documents and plans are required by resolution/ordinance or design standards.)
  - 1.1 Make the corrections requested by the County Engineer in his letter of April 25, 2003.
    - 1). A profile shall be submitted of North 176<sup>th</sup> Street showing adequate sight distance for Knotting Hills Drive.
    - 2) General Note 8 shall include 50.00 feet radius at the intersection of Knotting Hill Drive and North 176<sup>th</sup> Street.
    - 3) The right-of-way for Knotting Hills Drive shall be continuous at 60.00 feet. The additional right-of-way adjacent to North 176<sup>th</sup> Street shall be removed.
    - 4) Permanent easements shall be dedicated for culvert pipe that extends beyond the right-of-way line.
    - 5) Grading shall extend around the temporary turnaround and the cul-de-sac.
    - 6) The west ditch of Knotting Hills Drive shall be graded to drain into the existing pond prior to connecting to North 179<sup>th</sup> Street.
    - 7) The profile of North 179<sup>th</sup> Street shall be designed for a future grade lowering on Holdrege Street of four (4)
  - 1.2 Show the easements requested by Norris Public Power.
  - 1.3 Revise Note # 8 to reflect 179<sup>th</sup> Street.
  - 1.4 Revise Note # 14 to include cul-de-sac length.
2. This approval permits 16 single family lots.

General:

3. Before receiving building permits:
  - 3.1 The permittee is to submit a revised site plan and the plan is found to be acceptable.
  - 3.2 The permittee is to submit six prints and a permanent reproducible final site plan as approved by the County Board.
  - 3.3 The construction plans are to comply with the approved plans.
  - 3.4 The final plat(s) is/are approved by the County Board.
  - 3.5 The required easements as shown on the site plan are recorded with the Register of Deeds.
  - 3.6. The County Board approves associated requests:
    - 3.6.1 Wyndam Place Preliminary Plat #03000.
    - 3.6.2 A waiver to the sidewalk, street lights, landscape screen, and street tree requirements since the area is of larger lots, a rural/agriculture nature and the subdivision will not be annexed.
    - 3.6.3 A modification to the requirements of the land subdivision ordinance\resolution to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision and cul-de-sac length excess of 1,000 feet.
  - 3.7 The County Engineer has approved:
    - 3.7.1 An agreement for street maintenance.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
  - 4.1 Before occupying this Community Unit Plan all development and construction is to comply with the approved plans.
  - 4.2 Before occupying this Community Unit Plan, City/County Health Department is to approve the water and waste water systems.

- 4.3 All privately-owned improvements, including private roadways, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the County Attorney.
- 4.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
- 4.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
- 4.6 The County Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

CONDITIONS FOR PRELIMINARY PLAT #03000:

Site Specific:

- 1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council/County Board agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
  - 1.1 Make the corrections requested by the County Engineer in his letter of April 25, 2003.
    - 1). A profile shall be submitted of North 176<sup>th</sup> Street showing adequate sight distance for Knotting Hills Drive.
    - 2) General Note 8 shall include 50.00 feet radius at the intersection of Knotting Hill Drive and North 176<sup>th</sup> Street.
    - 3) The right-of-way for Knotting Hills Drive shall be continuous at 60.00 feet. The additional right-of-way adjacent to North 176<sup>th</sup> Street shall be removed.
    - 4) Permanent easements shall be dedicated for culvert pipe that extends beyond the right-of-way line.
    - 5) Grading shall extend around the temporary turnaround and the cul-de-sac.

- 6) The west ditch of Knotting Hills Drive shall be graded to drain into the existing pond prior to connecting to North 179<sup>th</sup> Street.
  - 7) The profile of North 179<sup>th</sup> Street shall be designed for a future grade lowering on Holdrege Street of four (4)
- 1.2 Show the easements requested by Norris Public Power.
- 1.3 Revise Note # 8 to reflect 179<sup>th</sup> Street.
- 1.4 Revise Note # 14 to include cul-de-sac length.
- 2. The County Board/City Council approves associated requests:
  - 2.1 County Special Permit # 198 for the Community Unit Plan.
  - 2.2 A waiver to sidewalk, street paving, street lights, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
  - 2.3 A modification to the requirements of the land subdivision ordinance to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision and cul-de-sac length in excess of 1,000 feet.

General:

- 3. Final Plats will be scheduled on the Planning Commission agenda after:
  - 3.1 Streets, water facilities, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.
  - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
    - 3.2.1 To submit to the County Engineer an erosion control plan.
    - 3.2.2 To protect the remaining trees on the site during construction and development.
    - 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
    - 3.2.4 To complete the private improvements shown on the preliminary plat.



- 3.2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County/City Attorney and filed of record with the Register of Deeds.
- 3.2.6 To relinquish the right of direct vehicular access to Holdrege Street except for the 179<sup>th</sup> Street and one farm access and to 176<sup>th</sup> Street except for Knotting Hills Drive and two farm access to Outlots.
- 3.2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

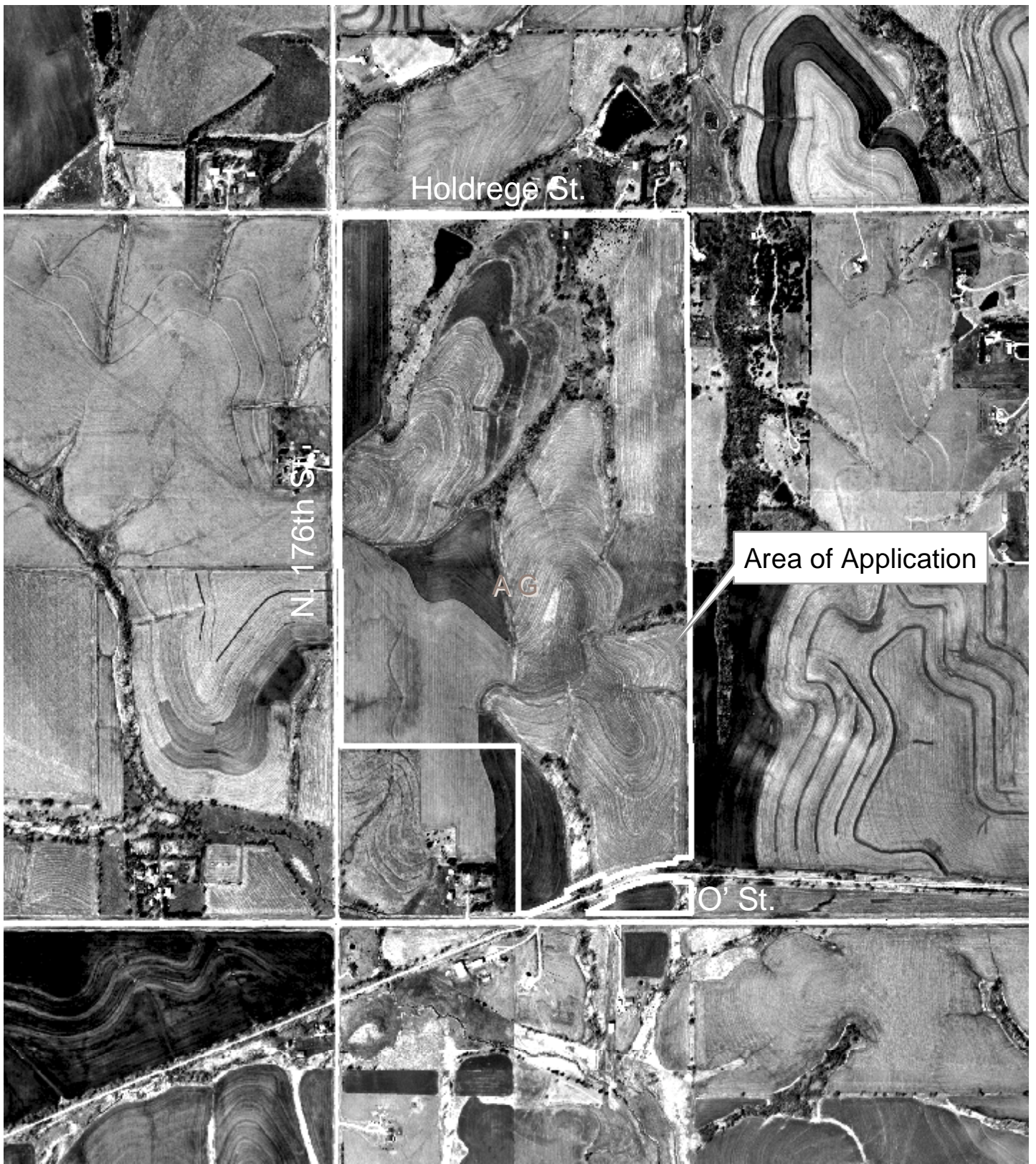
Prepared by:

Michael V. DeKalb AICP  
Planner

:

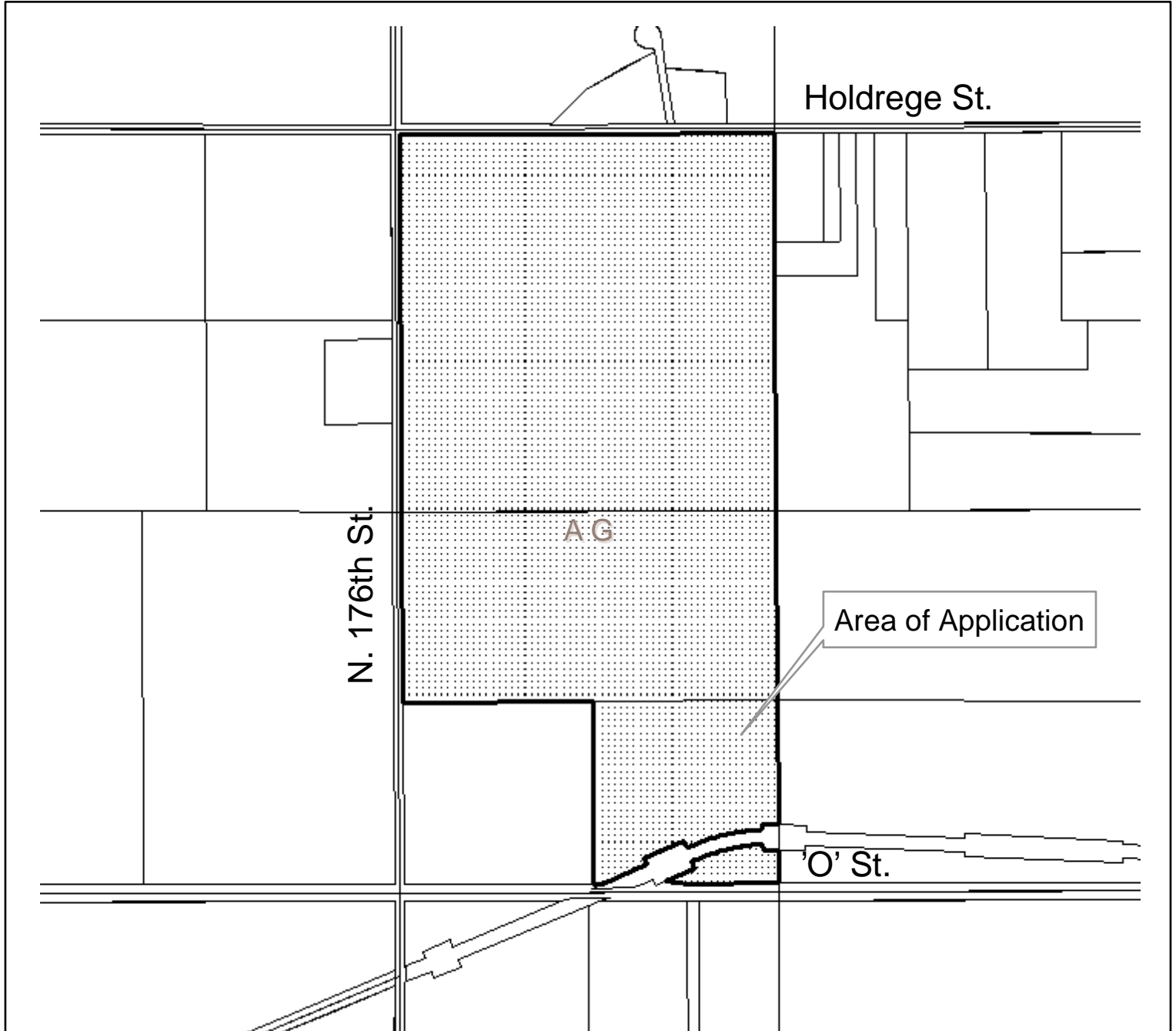
February 13, 2003

**Revised May 1, 2003**



**County Preliminary Plat #03000**  
**County Special Permit #198**  
**Wyndam Place**  
**N. 176th & Holdrege St.**





**County Preliminary Plat #03000**

**County Special Permit #198**

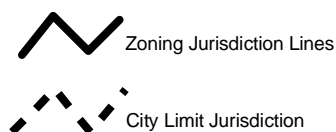
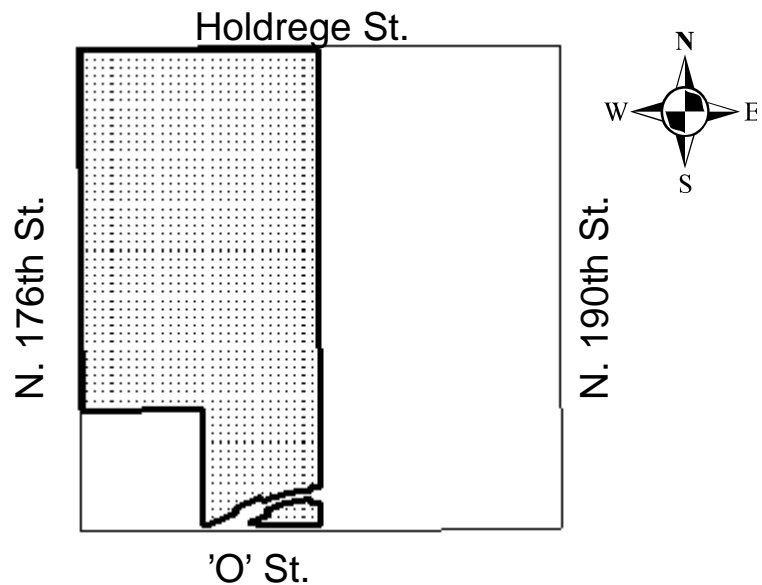
**Wyndam Place**

**N. 176th & Holdrege St.**

**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
Sec. 24 T10N R8E



Lincoln City - Lancaster County Planning Dept.





County Preliminary Plat #03000  
County Special Permit #198  
Wyndam Place  
N. 176th & Holdrege St.

**CURVE DATA**  
 (A) = RADIUS  
 (B) = CHORD  
 (C) = CHORD BEARING  
 (D) = CHORD BEARING  
 (E) = CHORD BEARING  
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 (Y) = CHORD BEARING  
 (Z) = CHORD BEARING

line of the Northwest 1/4 S00°12'04"E 2639.27'M

Northeast Corner of the Northwest 1/4 2" Aluminum Cap

LOT 14  
7.80 / Ac. Tol.  
7.55 / Ac. Net

LOT 15  
5.11 / Ac. Tol.  
5.02 / Ac. Net

LOT 16  
15.50 / Ac. Tol.  
15.17 / Ac. Net

BLOCK 3  
LOT 9  
3.51 AC.

LOT 10  
3.82 AC.

LOT 7  
3.78 AC.

LOT 6  
3.59 AC.

LOT 5  
4.46 AC.

LOT 4  
4.33 AC.

LOT 3  
4.77 AC.

LOT 2  
3.83 AC.

LOT 1  
6.40 AC.

BLOCK 1

LOT 2  
3.78 AC.

LOT 1  
3.13 AC.

LOT 2  
3.39 AC.

BLOCK 2  
LOT 3  
3.37 AC.

LOT 11  
4.58 AC.

OUTLOT 'B'  
35.89 AC.  
(EXISTING FARM USED TO CONTINUE)

OUTLOT 'A'  
104.80 AC.  
(EXISTING FARM USED TO CONTINUE)

HOLDREGE STREET N89°56'51"E 2619.85'

North line of the Northwest 1/4

N00°02'02"W 2639.40'M

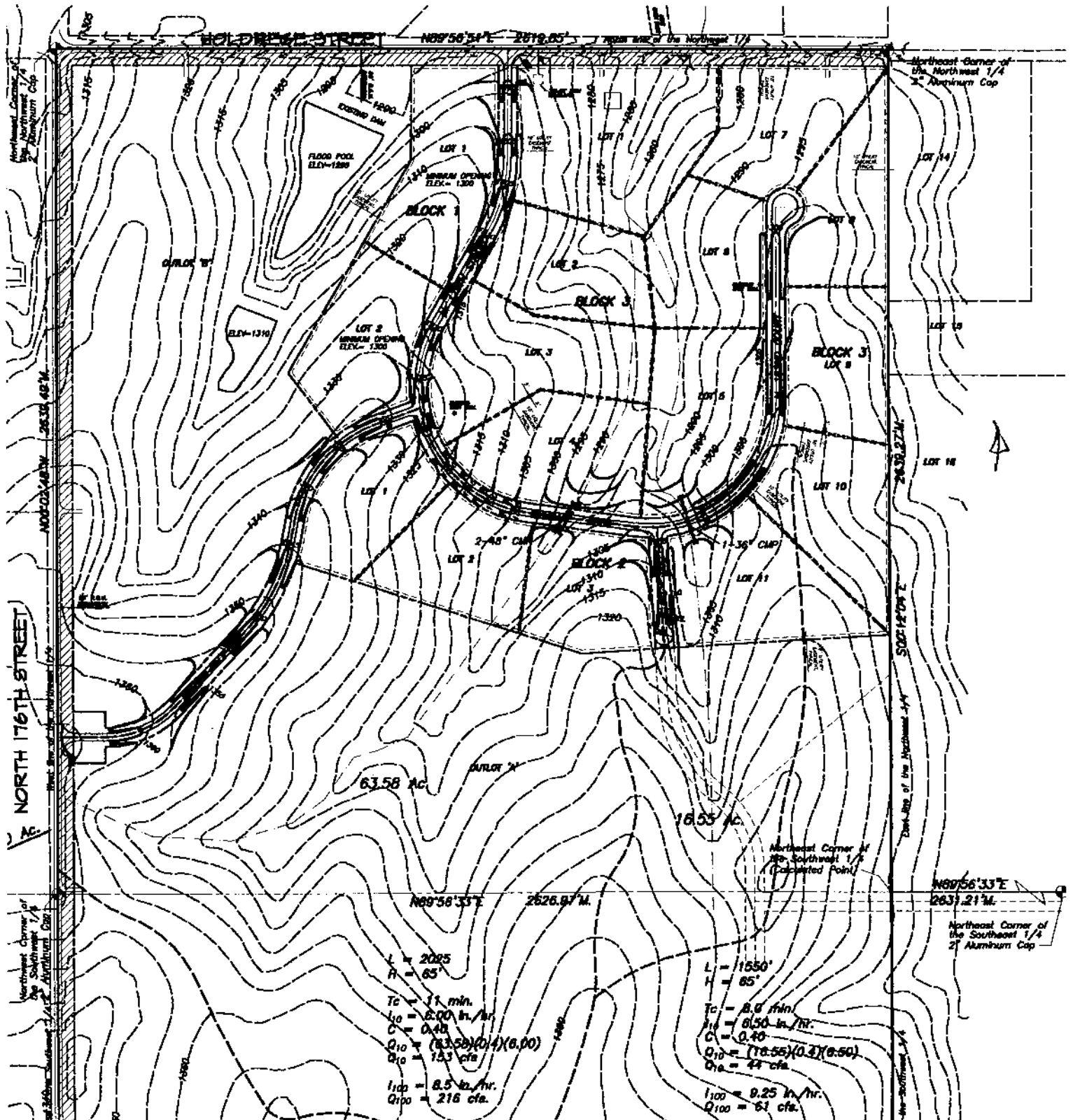
West line of the Northwest 1/4

Northwest Corner of the Northwest 1/4 2" Aluminum Cap

Revised - 4-22-03

NORTH 176TH STREET

**County Preliminary Plat #03000  
County Special Permit #198  
Wyndam Place  
N. 176th & Holdrege St.**



Revised 4-22-03

## LEGAL DESCRIPTION OF C.U.P./ PRELIMINARY PLAT:

Description of land containing the Northwest Quarter, the remaining portion of the North Half of the Southwest Quarter and the remaining portion of Lot 1 all located in Section 24, Township 10 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Northwest Corner of the Northwest Quarter of Section 24 Township 10 North Range 8 East of the 6th P.M., Lancaster County, Nebraska.

THENCE on an assumed bearing of North 89 degrees 56 minutes 51 seconds East on the North line of the Northwest Quarter of said Section 24 for a distance of 2619.85 feet to the Northeast Corner of the Northwest Quarter of said Section 24.

THENCE South 00 degrees 12 minutes 04 seconds East on the East line of the Northwest Quarter of said Section 24 for a distance of 2639.27 feet to the Southeast Corner of the Northwest Quarter of said Section 24.

THENCE South 00 degrees 12 minutes 04 seconds East on the East line of the Southwest Quarter of said Section 24 for a distance of 2195.23 feet to a point on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company said point being on a 1520.18 foot radius curve.

THENCE on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company and along a curve to the left having a radius of 1520.18 feet and an arc length of 126.00 feet, being subtended by a chord of South 89 degrees 59 minutes 19 seconds West for a distance of 125.96 feet to the Point of Tangency of said curve.

THENCE South 02 degrees 26 minutes 13 seconds East for a distance of 37.42 feet to a point on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company said point being on a 1482.68 foot radius curve.

THENCE on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company and along a curve to the left having a radius of 1482.68 feet and an arc length of 518.56 feet, being subtended by a chord of South 77 degrees 40 minutes 16 seconds West for a distance of 515.92 feet to the Point of Tangency of said curve.

THENCE South 67 degrees 42 minutes 31 seconds West on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company for a distance of 28.64 feet.

THENCE North 22 degrees 17 minutes 29 seconds West for a distance of 49.74 feet to a point on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company.

THENCE South 67 degrees 41 minutes 42 seconds West on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company for a distance of 300.12 feet.

THENCE South 22 degrees 24 minutes 39 seconds East for a distance of 50.20 feet to a point on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company.

THENCE South 67 degrees 39 minutes 43 seconds West on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company for a distance of 298.45 feet to a point on the South line of Lot 1 of Irregular Tracts said point being also 60.00 feet North of the South line of the Southwest Quarter of said Section 24.

THENCE South 89 degrees 58 minutes 50 seconds West on the South line of said Lot 1 for a distance of 73.52 feet.

THENCE North 00 degrees 12 minutes 13 seconds West on a line parallel to the West line of the Southwest Quarter of said Section 24 for a distance of 1252.13 feet.

THENCE South 89 degrees 47 minutes 47 seconds West on a line perpendicular to the West line of the Southwest Quarter of said Section 24 for a distance of 1343.63 feet to a point on the West line of the Southwest Quarter of said Section 24.

THENCE North 00 degrees 12 minutes 13 seconds West on the West line of the Southwest Quarter of said Section 24 for a distance of 1331.44 feet to the Northwest Corner of the Southwest Quarter of said Section 24.

THENCE North 00 degrees 02 minutes 48 seconds West on the West line of the Northwest Quarter of said Section 24 for a distance of 2634.44 feet to the POINT OF BEGINNING.

Said property contains 264.38 acres more or less and also including the following described tract of land:

Referring to the Southeast Corner of the Southwest Quarter of Section 24 Township 10 North Range 8 East of the 6th P.M., Lancaster County, Nebraska

THENCE in a Northerly direction on the East line of the Southwest Quarter of said Section 24 and on an assumed bearing of North 00 degrees 12 minutes 04 seconds West on the East line of the Southwest Quarter of said Section 24 for a distance of 60.00 feet to the Southeast Corner of Lot 1 of Irregular Tracts and the POINT OF BEGINNING.

THENCE continuing in a Northerly direction on the last described course for a distance of 233.06 feet to a point on the South line of the former Missouri Pacific Railroad Company's Right-Of-Way.

THENCE on the South line of the former Missouri Pacific Railroad Company's Right-Of-Way and along a curve to the left having a radius of 1345.18 and an arc length of 119.43 feet, being subtended by a chord of North 89 degrees 50 minutes 47 seconds West for a distance of 119.34 feet.

THENCE North 02 degrees 33 minutes 18 seconds West for a distance of 37.43 feet.

THENCE on the Southeasterly line of the former Missouri Pacific Railroad Company's Right-Of-Way and along a curve to the left having a radius of 1382.68 and an arc length of 483.45 feet, being subtended by a chord of South 77 degrees 41 minutes 12 seconds West for a distance of 480.99 feet to the Point of Tangency of said Curve.

THENCE South 67 degrees 27 minutes 08 seconds West on the Southeasterly line of the former Missouri Pacific Railroad Company's Right-Of-Way for a distance of 28.73 feet.

THENCE South 22 degrees 33 minutes 45 seconds East for a distance of 50.06 feet.

THENCE South 67 degrees 39 minutes 37 seconds West on the Southeasterly line of the former Missouri Pacific Railroad Company's Right-Of-Way for a distance of 193.96 feet.

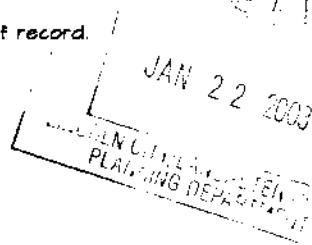
THENCE South 76 degrees 26 minutes 44 seconds East for a distance of 159.78 feet to a point on the South line of said Lot 1 of Irregular Tracts.

THENCE North 89 degrees 58 minutes 50 seconds East on the South line of said Lot 1 of Irregular Tracts for a distance of 623.20 feet to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 3.46 acres more or less.

Containing a total of 272.84 acres more or less.





**BRIAN D. CARSTENS AND ASSOCIATES**  
**LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN**  
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

April 22, 2003

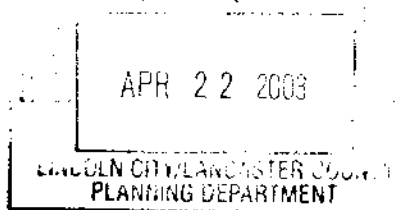
Mr. Marvin Krout  
Director of Planning  
Lincoln City- Lancaster County Planning Department  
555 South 10th Street  
Lincoln, NE 68508

RE: WYNDAM PLACE - PRELIMINARY PLAT #03000  
& COMMUNITY UNIT PLAN/SPECIAL PERMIT #198  
NORTH 176TH STREET & HOLDREGE STREET

Dear Mike,

On behalf of the Bernie and Connie Heier, we are resubmitting the above mentioned applications for your review. We have revised the plan to show North 182nd Street terminating in a cul-de-sac before intersecting with Holdrege Street. Knotting Hills Drive has been extended to intersect with North 176th Street. North 181st Street has been shown to the southeast with a potential roadway extension to the south and the east. The following comments are in response to the planning staff report dated February 13, 2003.

1. General Note #8 has been modified to specify a 30.0' radius at the interior intersections and a 50.0' radius at the intersection of Holdrege Street and North 179th Street.
2. General Note #11 has been modified to include the existing farm access along Holdrege Street to remain.
3. The area for the 36" culvert has been corrected. Both areas have been modified to reflect the new runoff areas due to the change in street locations.
4. Due to the modified street locations a culvert is not required.
5. Due to the modified street locations a culvert is not required.
6. A note has been added to the Grading Plan indicating that all culverts shall have a flared-end section or concrete headwall on inlet side.
7. The Grading Plan has been modified to reflect the modified street locations.
8. Bloomington Lane has been relocated and renamed to North 181st Street. The grading has been modified to reflect change.
9. Holdrege Street profile has been modified to show the existing elevations as per a survey recently completed by Allied Surveying. North 179th Street is the only intersection on Holdrege Street.





10. A typical public roadway section has been shown on sheet 4 of 5.
11. We have revised the street pattern to address the concerns of the Lancaster County Engineers office. The only street connection to Holdrege Street is at North 179th. North 182nd Street has been terminated in a cul-de-sac. Additional field information surveying has been provided to the County Engineers Office.
- 1.2 An existing barn has been shown on the Site Plan.
- 1.3 Existing tree masses have been located on the Site Plan.
- 1.4 The existing dam and flood pool elevation has been located on the Grading Plan. The minimum opening elevation has been shown on the adjacent lots.
- 1.5 The existing street intersection to the north of the project has been located.
- 1.6 The easements requested by Norris Public Power have been shown on the Site Plan.
- 1.7 General Note #13 has been revised to show "residential" lots.
- 1.8 A typical public roadway section has been shown on sheet 4 of 5.
- 1.9 The Health Department's reports that the potential owners may want to do more than one 'test' well on their lot and maybe pick the best one for their use. That will be a personal decision for the individual lot owner to make. We can make Vince Dreeszen's water report available to potential lot purchasers.

Please contact me if you have any further questions or comments.

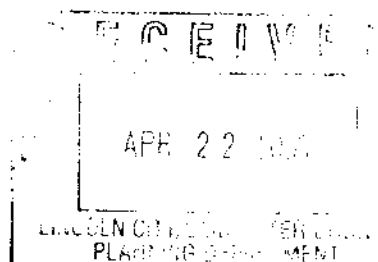
Sincerely,



Brian D. Carstens

cc: Bernie and Connie Heier  
Kent Seacrest

Enclosures: 4 Sets of Sheets 1 through 5 of 5  
Revised Culvert Analysis on both culvert locations



**GROUNDWATER REPORT  
WYNDAM PLACE**

**W1/2 sec 24-T.-10N.-R8E.  
less the SW1/4 SW1/4**

**LANCASTER COUNTY**

**Petitioner: Brian D. Carstens & Associates  
Developer and Owners of Record:  
Bernie and Connie Heier  
Engineer: Lyle L. Loth  
Surveyor: Allied Surveying  
Hydrogeologist and Preparer of Report:  
Vincent H. Dreeszen**

**January 22, 2003**

## Report of Groundwater Investigation

### WYNDAM PLACE W1/2 sec 24-10N-8E less the SW1/4 SW1/4 of section Lancaster County

Wyndam Place is a Community Unit Plan, Special Permit at 176<sup>th</sup> Street and Holdrege (Fig 1). The plan proposes the development of 16 single family lots located along Holdrege Street mostly in the NE quarter of the tract. The lots range in size from slightly more than 3 acres (5 lots) and 11 lots of about 3.5 to 6.4 acres (Figure 2). The total area encompassed is about 273 acres and excludes the SW1/4 SW1/4 of the section and an irregular tract of a few acres in the extreme SE corner occupied by the former Missouri Pacific Railroad Company's Right of Way and the existing MO-PAC trail. Most of the tract is designated as Outlet "B" of about 191 acres that is reserved for existing farm uses.

The north boundary of the tract is Holdrege Street and the south boundary is "O" Street (Highway 34). The west boundary is North 176<sup>th</sup> Street and the east boundary is the north-south one-half section line. Access to the lots is from Holdrege Street at North 179<sup>th</sup> and North 182<sup>nd</sup> Streets. The Lancaster-Cass County line is one-half mile east and the village of Eagle is about 2 miles east. A development designated as Glenwood A-C-C-U-P on a map of Lancaster County prepared by the Lancaster County Engineering Department is located to the north along Holdrege Street.

The developer proposes the construction of individual water wells and the use of individual waste water systems, percolation tests permitting. If not, lagoons will be installed. A number of existing homes along Holdrege and North 190<sup>th</sup> Street have individual wells. Two wells have been developed within the proposed development, designated East Well (Well #1 in Table 1) on lot 6, Block 4 and West Well (Well #2 in Table 1) on lot 3, Block 4. The logs of these two wells and four others in the area (Figure 3) are summarized in Table 1. The logs of the four wells are from information on file in the Conservation and Survey Division, UNL. Water samples from the two new wells were collected and analyzed for inorganic water quality constituents (copies are attached). There have been no reports of difficulty in obtaining satisfactory private water supplies in the area.

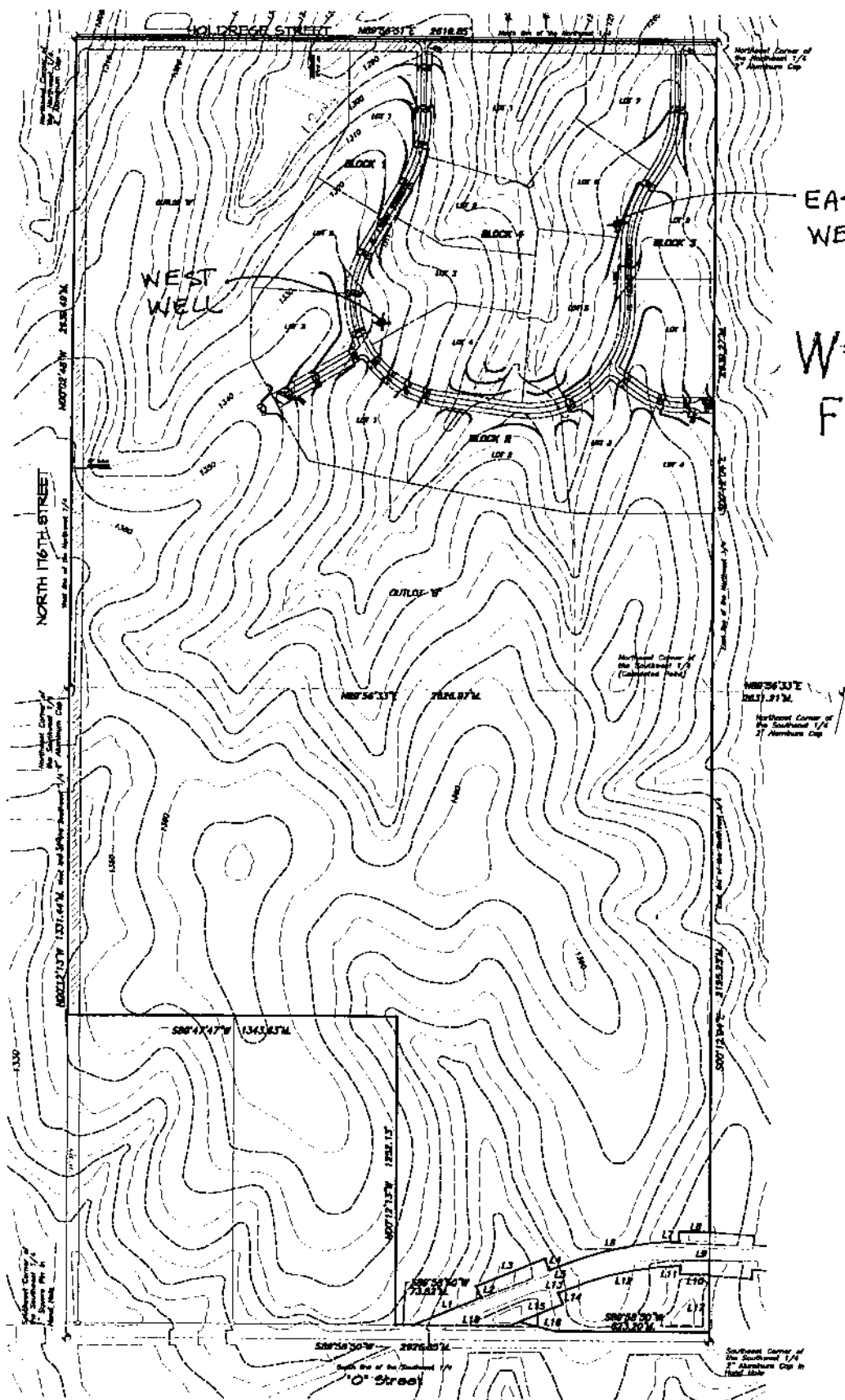
The proposed area of development is within the dissected glaciated hills portion of eastern Nebraska. Surface water drainage is north to Camp Creek. The principal known aquifer in the immediate area is the Dakota Sandstone Formation. The top of the Dakota is an eroded surface and the formation is relatively thin. The Dakota generally consists of layered beds of sandstone, siltstone and clays and does underlie the whole area. Most wells in the area are developed in sandstone. However, based on the log of the west well (West #2) sandstone is not present at that site. The well is probably completed in fine to medium sand of Pleistocene overlying "gray shale" from 165 to 230 feet. The "gray shale" is presumed to be a part of the Dakota. Elsewhere in the area sandstone appears to be interbedded with shales or clays in this

"shale" interval. Pennsylvanian age shales and limestones underlie the Dakota. The base of the Dakota (top of the Pennsylvania), appears to be relatively flat and to occur at an elevation of about 1090 to perhaps 1110 feet above mean sea level (msl). The area was visited in the field to determine well locations and estimate the elevation of the land surface relative to mean sea level. Elevations for well sites were either estimated from a topographic map provided by the surveyor or from the U.S. Geological Survey topographic map (Eagle 7.5 minute series 1966). Elevations are believed to be accurate within plus or minus five feet.

Wells in the area range in depth from about 165 to more than 200 feet. Saturated thicknesses ranges from about 25 to more than 100 feet. Yields of most wells are more than 20 gpm. The west well (Well #2 in Table 1) is an anomaly compared to other wells in that the Dakota, although relatively thick, 165 to 230 feet, was logged as shale. The well was apparently developed in sand from 155 to 165 feet and had a yield of 10 gpm. Elsewhere in the area sandstone layers occur in the Dakota. Although it is expected that wells on most lots in the proposed development should be similar to other Dakota wells in the area, the variability evidenced by the West well suggests that more than one test to determine the best well may be desirable.

The two wells recently completed in the proposed development were sampled to determine the water quality. Copies of the analyses for inorganic chemical constituents are attached to this report. Water quality in Well #1 (East well) is believed to be typical of water in the Dakota sandstone in this area of the county. Sodium and chloride concentrations, a problem in much of Lancaster County, are quite low. Nitrate-Nitrogen is only 0.10 ppm. Total dissolved solids are relatively high, 845 ppm as is hardness, 557.9 ppm. Bicarbonate at 345.9 ppm and sulfates at 292 ppm although relatively high are typical of the Dakota.

The water quality in Well #2 (West well) is considerably more mineralized than Well #1 and has total dissolved solids of 1517 ppm. The water is extremely hard, 1334.9 ppm; sulfate, 918 ppm, boron 0.40 ppm and manganese 0.20 ppm along with hardness and total dissolved solids are concentrations higher than generally recommended for a potable water supply. Water treatment including water softening, treatment by reverse osmosis or other water conditioning would be advisable for drinking and recommended for household use. It is likely, based on available information, that better quality of water could be found elsewhere on the lot in the proposed development. It is possible that more than one test well, particularly in the western portion, Block 1, may be required to locate the most favorable well site. Water quality in most wells existing in the area or to be developed is expected to be similar to that in the East Well (Well #1) on Wyndam Place and is potable. Water quality in the West Well (Well #2) is more mineralized and although potable for most purposes would require treatment beyond water softening for household use because of the high concentrations of hardness, total dissolved solids, and sulfates.

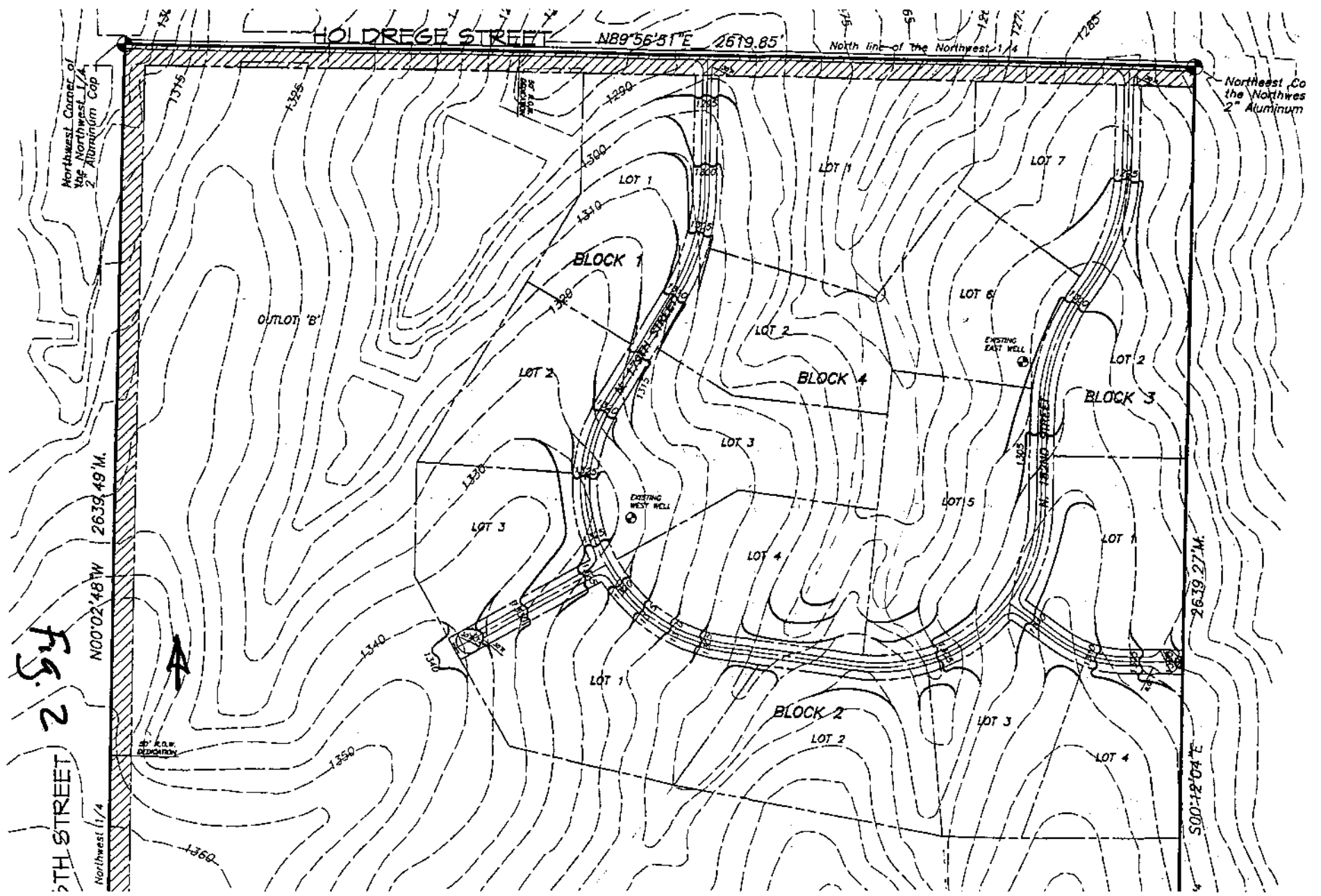


EAST  
WELL

# Wyndam PLACE Figure 1



SCALE: 1" = 600'



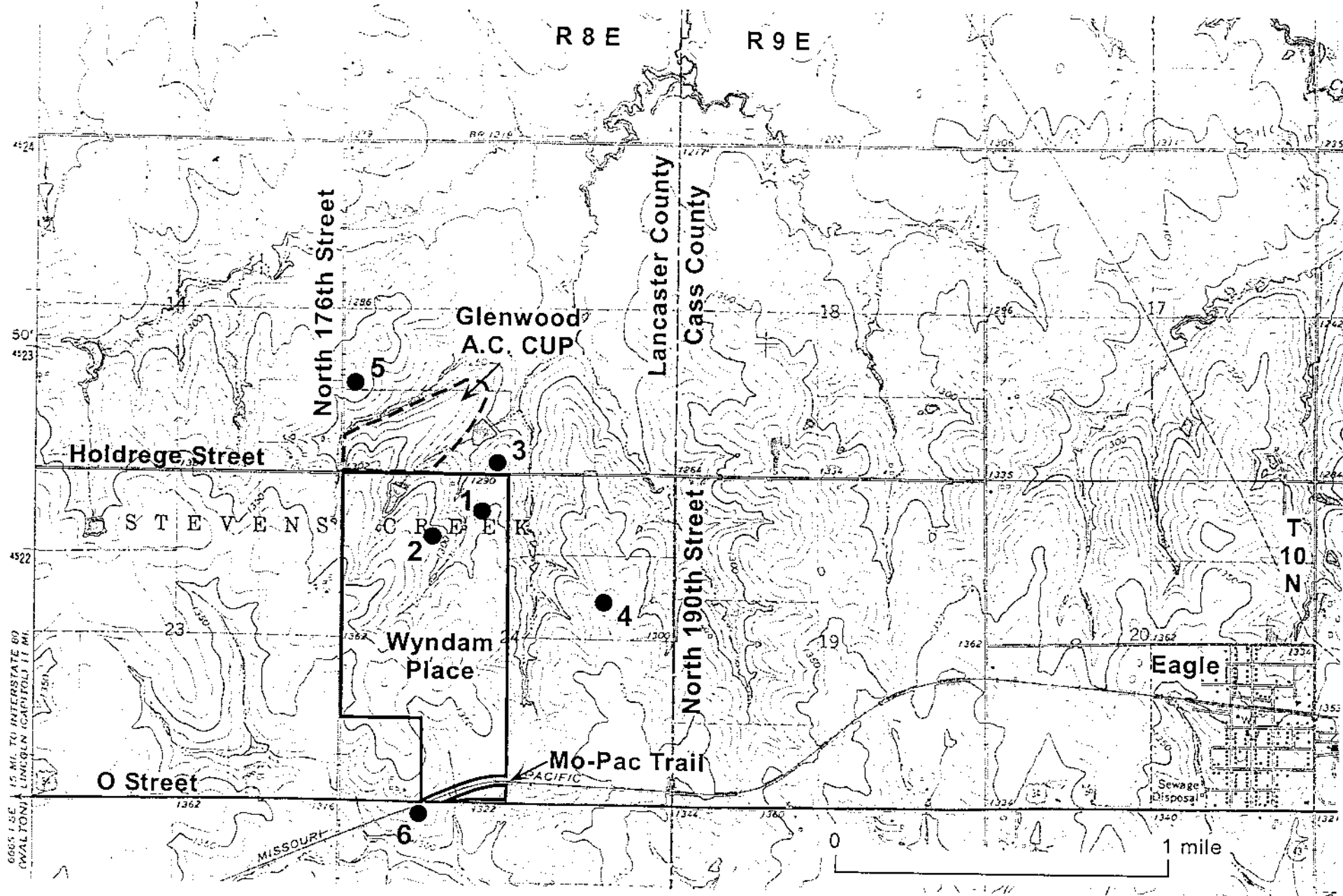


Figure 3. Map showing location of Wyndam Place Community Unit Plan and location of selected wells by number and symbol. Well information is summarized in Table 1. Base map from 7.5 minute USGS topographic map - Eagle Quadrangle.

**TABLE 1**  
**Wyndam Place**  
**Summary of Well Information**

Well Number (Figure 3)	Estimated Ground Altitude in ft above msl	Well Depth		Aquifer Intervals Thickness in Feet	Depth to Static Water Level and Date		Saturated Thickness in Feet	(R)eported or (P)otential Yield in gpm	Notes
		In Feet	Referral to msl						
1	1295	176	1119	sdst 164-176' (12 ft)	97	11/12/02	79	(R) 30	East Well Lot 6, Block 4
2	1324	165	1159	sand 155-165 (10 ft)	137	11/08/02	28	(R) 10	West Well Lot 3, Block 4
3	1288	192	1096	sdst 176-192 (16 ft)	105 (est)	10/05/70	87 (est)	(P) 50	Section 13
4	1330	200	1130	sdst 155-200 (45 ft)	95	07/10/79	105	(R) 90	Gravel reported 180<190 ft
5	1315	165	1150	sdst 115-165 (50 ft)	140	04/22/87	25	(R) 20	Section 13
6	1330	231	1099	sdst 155-160, 220-240+ (25 ft+)	115	10/05/94	125+	(R) 30 (P) 50	Well Registration G-82786 Section 25





621 Rose Street  
P.O. Box 80837  
Lincoln, NE 68501

Tel: 402-476-2811  
Fax: 402-476-7598  
www.mdsharris.com

## REPORT OF ANALYSIS

Sample Of	Water
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**Submitted By**

Moser Well Co  
PO Box 308  
Hickman, NE 68372

**Submitted For**

Bernie Heier

**Date Received**

18-Nov-02

**Date Reported**

20-Nov-02

**Samples Will Be Stored Until****Laboratory No.**

3700165

### REPORT OF ANALYTICAL RESULTS

**Client Sample Identification****Analysis****Result**

East

Water pH	8.2
Hardness	557.9 ppm
Bicarbonate	345.9 ppm
Carbonate	2.0 ppm
Electrical Conductivity	1.32 mmhos/cm
Total Dissolved Salts	845 ppm
Sodium	64 ppm
Calcium	136 ppm
Magnesium	53 ppm
Potassium	7.00 ppm
Sulfate	292 ppm
Nitrate-N	0.10 ppm
Chloride	39 ppm
Boron	0.30 ppm
Phosphate	0.01 ppm
Manganese	0.10 ppm
Iron	0.01 ppm



621 Rose Street  
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www.mds-harris.com

# REPORT OF ANALYSIS

Sample Of	Water
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Submitted By
--------------

Moser Well Co PO Box 308 Hickman, NE 68372
--

Submitted For
---------------

Bernie Heier WELL #2
-------------------------

Date Received	Date Reported	Samples Will Be Stored Until	Laboratory No.
18-Nov-02	20-Nov-02		3700166

## REPORT OF ANALYTICAL RESULTS

Client Sample Identification	Analysis	Result
West	Water pH	7.8
	Hardness	1334.9 ppm
	Bicarbonate	425.2 ppm
	Carbonate	0.0 ppm
	Electrical Conductivity	2.37 mmhos/cm
	Total Dissolved Salts	1517 ppm
	Sodium	3.20 ppm
	Calcium	335 ppm
	Magnesium	121 ppm
	Potassium	8 ppm
	Sulfate	918 ppm
	Nitrate-N	0.10 ppm
	Chloride	23 ppm
	Boron	0.40 ppm
	Phosphate	0.01 ppm
	Manganese	0.20 ppm
	Iron	0.01 ppm



Lancaster

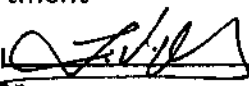
County

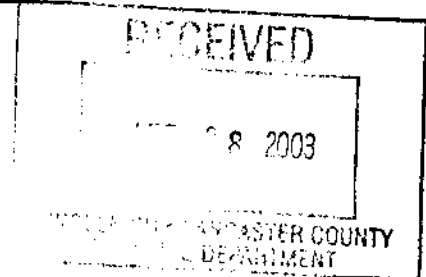
Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY - LARRY V. WORRELL  
COUNTY SURVEYOR

**DATE:** April 25, 2003  
**TO:** Mike DeKalb  
Planning Department  
**FROM:** Larry V. Worrell   
County Surveyor  
**SUBJECT:** WYNDAM PLACE PRELIMINARY PLAT



This office has reviewed subject development and would offer the following comments:

- 1) A profile shall be submitted of North 176<sup>th</sup> Street showing adequate sight distance for Knotting Hills Drive.
- 2) *General Note 8* shall include 50.0 feet radius at the intersection of Knotting Hills Drive and North 176<sup>th</sup> Street.
- 3) The right-of-way for Knotting Hills Drive shall be continuous at 60.0 feet. The additional right-of-way adjacent to North 176<sup>th</sup> Street shall be removed.
- 4) North 181<sup>st</sup> Street will not be maintained by Lancaster County until it is extended to a future development.
- 5) Permanent easements shall be dedicated for culvert pipe that extends beyond the right-of-way line.
- 6) Grading shall extend around the temporary turnaround and the cul-de-sac.
- 7) The west ditch of Knotting Hills Drive shall be graded to drain into the existing pond prior to connecting to North 179<sup>th</sup> Street.
- 8) The profile of Holdrege Street, based on the previous submittal, needed to be graded to allow the connection of North 179<sup>th</sup> Street. The current submittal updated the profile of Holdrege Street with actual survey information. The current submittal shows that adequate sight distance is available for the connection of North 179<sup>th</sup> Street without grading of Holdrege Street.
- 9) The profile of North 179<sup>th</sup> Street shall be designed for a future grade lowering on Holdrege Street of four (4) feet.

LVW/DP/cm

SUBDIV.WK/Wyndam Place PP Comments 3.Mem



**Dennis L Roth**

01/26/03 08:09 PM

To: Michael V Dekalb/Notes@Notes

cc:

Subject: re: Wyndam Place

PROJ NAME: Wyndam Place  
PROJ NMBR: PP 03000 CUP/PUD Co SP 198  
PROJ DATE: 01/22/03  
PLANNER: Mike DeKalb

Finding NO DUPLICATE/SIMILAR sounding names in our geobase for the street name proposed in this project, other than those which are an extension of an existing street.

Dennis "denny" Roth, ESD II/CAD Admin  
Emergency Communications 9-1-1 Center

STREETS: N 179, N 182, Bloomington La, Holdrege St, Notting Hills Dr, Wyndam Dr

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

<b>TO:</b> Mike DeKalb	<b>DATE:</b> February 7, 2003
<b>DEPARTMENT:</b> Planning	<b>FROM:</b> Chris Schroeder Ron Marquart, REHS
<b>ATTENTION:</b>	<b>DEPARTMENT:</b> Health
<b>CARBONS TO:</b> Bruce Dart, Director EH File EH Administration	<b>SUBJECT:</b> Wyndam Place PP #03000 SP #198

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the application for preliminary plat and special permit and conducted an on-site inspection. The following items are noted:

**Onsite Waste Water Treatment**

- All of these lots are 3 acres or more in size and should allow adequate setbacks for a private water well and onsite wastewater treatment system. All of these lots must have an onsite wastewater treatment system permit issued by LLCHD before construction begins.
- BLK 1, Lots 2 and 3; BLK 2, Lots 1, 2, and 3; BLK 3, Lot 2; BLK 4, Lots 2 and 3 are comprised primarily or entirely of Sharpsburg soils. Sharpsburg soils may not yield an acceptable percolation rate for a standard septic system. If these soils produce failing percolation rates, an alternative engineer designed, non-standard wastewater treatment system may be required. Slope on some of these lots may limit wastewater lagoon construction.
- BLK 2, Lot 4; BLK 3, Lot 1; BLK 4, Lot 7 are approximately 50% Mayberry soil. Mayberry soil may not yield an acceptable percolation rate for a standard septic system and an engineer designed non-standard system may be required. Mayberry soil has a perched seasonal groundwater table 1 to 3 feet below the ground surface. The slope and high groundwater of this soil may limit lagoon construction. High groundwater may limit standard septic system construction. The floor of the lagoons must be located at least two feet above the higher expected groundwater level. The bottom of the soil absorption system must be located at least four feet above the highest expected groundwater level.
- BLK 1, Lot 1 is approximately 50% Wymore soil. This soil may yield unsatisfactory percolation rates and require an engineer designed non-standard system. Slope on this lot is satisfactory for a wastewater lagoon.

- BLK 4, Lots 1,4,5, and 6 are approximately 50% Colo-Nodaway soils in and near drainage ways. These soils are frequently flooded and the seasonal groundwater table is 2 to 5 feet below the ground surface. Onsite wastewater treatment systems should not be constructed in these soils.
- BLK 4, Lot 6 is composed primarily of Mayberry and Colo-Nodaway soils that have severe limitations for onsite systems. The smaller portion of the Wymore soil on this lot should be satisfactory for an onsite system.

#### **Groundwater Quantity and Quality**

- This plat is outside the 3-mile zone of the City of Lincoln and will not require a water well permit from LLCHD before drilling wells on these lots.
- An old, unused windmill water well with a two inch galvanized steel casing is present on BLK 4, Lot 1. This old well must be properly abandoned and plugged by a licensed well driller to prevent groundwater contamination.
- LLCHD needs specific information regarding the groundwater quality and quantity for this subdivision. Information submitted must include the likely impact that proposed homes may have concerning the groundwater in this area. LLCHD recommends that the developer contact the University of Nebraska Conservation and Survey Division to provide comment on the quality and quantity of water in this area and the potential impact of the proposed new homes.

#### **Storm Water Runoff**

- During construction, best management practices should be used to minimize storm water runoff, especially soil erosion prevention methods. LLCHD recommends that the developer contact the Lower Platte South Natural Resources District for technical and potential financial assistance to minimize storm water pollution.

#### **Air Pollution**

- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

see Feb 25 Memo

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-DEPARTMENT COMMUNICATION**

<b>TO:</b>	Mike DeKalb	<b>DATE:</b>	February 25, 2003
<b>DEPARTMENT:</b>	Planning	<b>FROM:</b>	Doug Smith, REHS <sup>AK</sup>
<b>ATTENTION:</b>		<b>DEPARTMENT:</b>	Health
<b>CARBONS TO:</b>	Bruce D. Dart, Director Scott E. Holmes File	<b>SUBJECT:</b>	Wyndam Place County S.P. #198

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the Groundwater Report for Wyndam Place, County S.P. #198. The report was prepared by Vincent H. Dreeszen. The following items are noted:

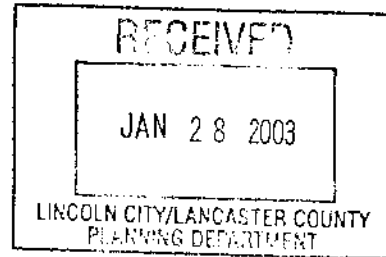
- There have been no reports of difficulty in obtaining satisfactory private water supplies in the area.
- Yields of most wells are more than 20 g.p.m. The LLCHD considers 5 g.p.m. to be the minimum yield for a private water supply. The west test well produced a yield of 10 g.p.m. as well as water quality results that is not typical of water in the Dakota Sandstone in this area of the county. It is expected that wells on most lots should be similar to other Dakota wells in the area. The variability evidenced by the West Well suggests that more than one test to determine the best well may be desirable if the consumer would like to improve quality and quantity. Potential buyers should be informed of these results.
- Water treatment including water softening, treatment by reverse osmosis or other water conditioning would be advisable for drinking and recommended for household use. Potential buyers should be informed of the possible need for treatment.

Planning.Memo.wpd/9



AREA 2  
SERVICE CENTER

R.R. 1 BOX 56  
ROCA, NEBRASKA 68430  
402/423-3855  
FAX 402/423-8090



January 27, 2003

Mike Dekalb, Project Planner  
555 S. 10<sup>th</sup> #213  
Lincoln, NE 68508

RE: Wyndam Place

Dear Mike,

I have reviewed the subject plat and marked proposed easements in red. Note that I have requested our standard 10' on exterior lot lines, and 10' [ 5' each side ] of adjacent property lines

As always, thanks for your cooperation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rick Volmer".

Rick Volmer, Construction Superintendent, Area 2